

ZB# 68-3

Henry & Frank Grohsman

(no SBL given)

Groshman,
Harry + Frank 68-3

3:55 PM.
4-24-68

**PUBLIC NOTICE OF HEARING
BEFORE THE ZONING BOARD
OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33 of the Zoning Ordinance on the following proposition: Request of Harry Grohsmann and Frank Grohsmann for a Conditional use of the regulations of the zoning ordinance to permit Veterinary Kennel, being a variance of Article III, Section 48-35 and 48-6 (4) in for property owned by them situated as follows: Approximately one mile north of Route 207.

SAID HEARING will take place on the 15th day of April, 1968, at the Town Hall, Town of New Windsor, beginning at 7:30 o'clock P.M.

By resolution of the Board dated March 15, 1968.

LOUISE A. BUDNEY,
Chairman.

Apr. 4

**State of New York
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he isPrincipal...Clerk..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published One Time in said newspaper, commencing on the.....4th.....day ofApril.....A.D., 1968 , and ending on the4th..... day of April..... A.D., 19 68

Subscribed and sworn to before me this
.....4th..... day of April 19.68

Hugh V. Nocton
[Signature]

Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1969



Adopted 12/20/65

APPLICATION FOR CONDITIONAL USE

APPLICATION NO:

DATE: March 20th, 19 68

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK
HARRY GROHSMAN and

I (We) FRANK GROHSMAN of 447 Main Street,
(Street & number)

Lodi, New Jersey HEREBY MAKE
(Municipality) (State)

APPLICATION TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR
FOR THE USE OF:

A. LOCATION OF THE PROPERTY: one mile north of Route 207

USE DISTRICT OF ZONING MAP R A

B. PROVISIONS OF THE ZONING ORDINANCE APPLICABLE. (Indicate the Article, section, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance). 48-35 and 48-6 (4) n

C. NOTE: NECESSARY FINDINGS: The Zoning Board of Appeals must find all of the following to apply.

1. The requested use will not create conditions different from existing uses in the area because: premises are presently being used and have been for many years as farm property with animals of various kinds.

2. Such use will not cause congestion around entrance or exit because: Property is a portion of farm isolated from highway in excess of one mile from any traffic.

3. Such use will not create traffic hazards because: Property is located in excess of one mile from any traffic with plenty of area for parking around the buildings.

4. Such use will not be the cause of giving off noxious gases, odors, smoke or soot because: Use requested would not create noxious gasses, odors, smoke or soot.

5. Such use will not cause disturbing emission of electrical discharges, dust, light, vibration noise or radioactivity because of: The nature of the use requested would not result in any of the aforementioned.

6. Such use will not change the character of the neighborhood because: The use requested concerns itself with the field of animals and their care and neighborhood, to-wit farming country concerns itself primarily with the same, to-wit animals.

D. DESCRIBE IN DETAIL HOW PROPERTY IS TO BE USED: Property is to be used for Veterinary Kennel. Care, feeding and breeding of dogs primarily.

(Use separate sheet of paper if necessary)

E. SUBMIT IN DUPLICATE

1. Plot Plan
2. Description of Building
3. Picture of site, including adjacent property.

F. APPLICATION TO BE ACCOMPANIED BY A CHECK - Payable to Town Comptroller in the amount of \$10.00. Application to be returned to: New Windsor Zoning Board of Appeals, Town Hall, New Windsor, N. Y. 12550.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

Sworn to this 20th day of Mar. 1968.

[Signature]
(Petitioner's) signature

Evelyn Matise
(Notary Public)

EVELYN MATISE
Notary Public, State of New York
Orange County
Commission Expires March 30, 1969

DO NOT WRITE IN THIS SPACE

Application No. _____
Date of Hearing Apr. 15, 1968
Date of Decision Apr. 15, 1968
Decision: _____

Date Received Mar. 12, 1968
Notice Published Apr. 4, 1968

Application granted

Spectators

Groksman Hearing 7:30 p.m.

Larry Buech

Morton Marshak

*Law Offices of
Albert Mishkin
1 Stage Road
P. O. Box 227
Monroe, N. Y. 10950*

*Telephone
782-8355
Area Code 914*

March 20th, 1968

*refer to file no:
3389*

New Windsor Zoning Board of Appeals
Town Hall
New Windsor, N. Y. 12550

Re: Application of Harry and Frank
Grohsman

Gentlemen:

Enclosed herein please find Public Notice of Hearing Before The Zoning Board of Appeals, Application for Conditional Use and one copy of plot plan. I have already submitted one copy with my application. I will secure pictures of the site and submit them at the hearing.

There is merely one property owner within 500 feet of these premises. May I have a copy of the Notice, in final form, (adding the date of the Boards' Resolution) so that I may mail it out to said owner.

Also, enclosed please find check in the sum of \$10.00, fee for the application.

If there are any further questions, or if there is anything further I have to do, please let me know as soon as possible.

Very truly yours,

Albert Mishkin
ALBERT MISHKIN *per En*

AM:em
Enc. (4)

Morton Marshak

Law Offices of
Albert Mishkin
1 Stage Road
P. O. Box 227
Monroe, N. Y. 10950

Telephone
782-8355
Area Code 914

refer to file no:

March 12th, 1968

Town of New Windsor
Town Hall, Union Ave.
New Windsor, N. Y.

Attention: Chairman, Zoning Board of Appeals

Dear Sir:

Enclosed herein, please find application for conditional use of property. I would greatly appreciate it if you would process this application as soon as possible.

If there is anything further that you need of me, please contact my office so that I can fulfill whatever need is required.

Thank you very much for your courtesy and consideration in this matter. Please let me know if and when a public hearing date is set.

Very respectfully yours,

Albert Mishkin
av

ALBERT MISHKIN

AM:av
Enc.

APPLICATION TO THE ZONING BOARD OF
APPEALS, TOWN OF NEW WINDSOR FOR
CONDITIONAL USE PURSUANT TO SECTION
48-35 AND SECTION 48-68 (4)(n) OF THE
ZONING ORDINANCE OF THE TOWN OF NEW
WINDSOR OF PREMISES LOCATED IN RA
DISTRICT FOR COMMERCIAL DOG OR VETERI-
NARY KENNEL

This application is made by ALBERT T MISHKIN, attorney, on behalf of HARRY GROHSMAN and FRANK GROHSMAN, both residing at 447 Main Street, Lodi, New Jersey, contract holders and owners of premises approximately one hundred twenty (120) acres of land, being a portion of and being purchased from one JOSEPH TRUSKOWSKI, Town of New Windsor, Orange County, New York. Said premises are located off Route 207, in the Town of New Windsor, County of Orange, State of New York, and lying in a RA District area. Said premises are presently used for farm purposes and have been for some time previous. This application is for a conditional use for a dog kennel.

The contract owners expect to take title to said premises on or about March 15th, 1968. No construction changes are anticipated, and the buildings presently in existence shall remain as is, with no outside construction changes except for inside alterations suitable for a dog kennel. The sole building to be used for said purposes, at this time, is designated on the annexed sketch and site plan as a barn and concrete building. Said premises are minimum five hundred (500) feet from any nearest lot line and, ~~as is commonly known,~~ a substantial number of yards from any other buildings or premises from any other owners. There are no streets within two hundred (200) feet, and all other buildings are located on the annexed map. The use of this building for animals marks a very little variation from its present use which is also for animals. The character of the neighborhood will become unchanged, and all other aspects of the use will remain unchanged.

Annexed hereto is a copy of the site plan and sketch of the premises showing the locations of the buildings with approximate dimensions.

WHEREFORE, it is respectfully requested that the Zoning Board of Appeals to call for a public hearing on this application and to thereafter, after due consideration, give its approval therefore.

Respectfully submitted,

ALBERT MISHKIN, ESQ.
Attorney for Harry Grohsman
and Frank Grohsman
Office & Post Office Address
1 Stage Road, P. O. Box 227
Monroe, New York 10950